

EXHIBIT A

				Cure Amounts Due:				
Property floor area	42842 sq. ft.							
Bed Bath Portion (already Rejected)	25249 sq. ft.	58.94%						
<b>Buy by Baby Portion</b>	17593 sq. ft.	41.06%						
					<u>April '23</u>	<u>May '23</u>	<u>June '23</u>	<u>July '23</u>
				BB Baby net Monthly Fixed Rent	\$ 16,467	\$ 16,467	\$ 16,467	\$ 16,467
Monthly Rent for entire property	\$ 50,814 per month			BB Baby Insurance Cost	\$ 291	\$ 291	\$ 291	\$ 291
Offset as called for in Section 4.1.2 (a) of the Lease:	\$ 10,710 per month			BB Baby Utilities	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900
<b>Net Fixed Rent- entire property:</b>	\$ 40,104 per month			BB Baby RET	\$ -	\$ -	\$ -	\$ 4,732
<b>Buy by Baby Portion net monthly Fixed Rent</b>	<b>\$16,467</b>							
				BB Baby Monthly Total	\$ 18,658	\$ 18,658	\$ 18,658	\$ 23,390
				<b>BB Baby Cure Amount Total</b>	<b>\$ 79,364</b>			
Real Estate Tax:								
Parcel 00431991 -Land	\$99,539.55 per year							
Parcel 05025397 - Building	\$ 38,756.62 per year							
Total per year:	\$138,296.17 per year							
per month:	\$11,524.68							
BB Baby Portion:	\$4,732.03							
Insurance Annual	\$8,503 per year							
Monthly	\$708.58							
Buy Buy Baby Portion	\$3,491.33 per year							
Buy Buy Baby Portion	\$290.94							